



# STATEMENT OF INFORMATION

7 MORAY STREET, CRAIGIEBURN, VIC-3064

PREPARED BY SONYA MILEVSKI, ICONEK ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 MORAY STREET, CRAIGIEBURN, VIC**

 3  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$550,000 to \$600,000**

Provided by: Sonya Milevski, Iconek Estate Agents

## MEDIAN SALE PRICE



**CRAIGIEBURN, VIC, 3064**

Suburb Median Sale Price (House)

**\$545,000**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3 HUNTINGFIELD ST, CRAIGIEBURN, VIC 3064**

 3  2  2

Sale Price

**\*\$589,000**

Sale Date: 05/05/2018

Distance from Property: 663m



**25 CLAREMONT ST, CRAIGIEBURN, VIC 3064**

 3  2  2

Sale Price

**\$595,000**

Sale Date: 04/11/2017

Distance from Property: 134m



**37 BELLFIELD DR, CRAIGIEBURN, VIC 3064**

 3  2  2

Sale Price

**\*\$565,000**

Sale Date: 17/12/2017

Distance from Property: 136m



This report has been compiled on 04/06/2018 by Iconek Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 MORAY STREET, CRAIGIEBURN, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$550,000 to \$600,000

### Median sale price

Median price \$545,000

House

Unit

Suburb CRAIGIEBURN

Period 01 October 2017 to 31 March 2018

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 HUNTINGFIELD ST, CRAIGIEBURN, VIC 3064	*\$589,000	05/05/2018
25 CLAREMONT ST, CRAIGIEBURN, VIC 3064	\$595,000	04/11/2017
37 BELLFIELD DR, CRAIGIEBURN, VIC 3064	*\$565,000	17/12/2017